



TO LET

BUSINESS PROPERTY



LEVEN VALLEY ENTERPRISE CENTRE CASTLEHILL ROAD DUMBARTON, G82 5BN

LOCATION

Leven Valley Enterprise Centre is situated approximately 500 meters from British Rail Dalreoch Station, 1 kilometre from Dumbarton Town Centre and 2 kilometers from the A82 trunk road.

DESCRIPTION

The Centre is a former school annexe which was converted to commercial use circa 1994. The building is of precast concrete panels with a flat timber and felt roof. Internally there are standard plasterboard wall finishes with suspended acoustic tiled ceilings. Lighting is generally fluorescent and with gas fired heating throughout.



AREAS AVAILABILITY UNIT FLOOR SPACE

Unit No.	Area	Annual Rent
2	691 Sq ft	£5880
4	339 Sq ft	£2880
9	973 Sq ft	£8280
12	1184 Sq ft	£10080
14	691 Sq ft	£5880
16	691 Sq ft	£5880
18	339 Sq ft	£2880
17 & 20	1382 Sq ft	£11760
21	1800 Sq ft	£15300
22	1982 Sq ft	£16800
East Wing	675 Sq ft to 12,444 Sq ft	£3660 to £78650

RATEABLE VALUE

Further information can be obtained by contacting the Assessors Office on **0141 562 1272** or on their website: www.saa.gov.uk

LEASE

The properties are available on an internal repairing and insuring informal occupation agreement. The informal nature of the agreement allows the occupation to run on a month to month basis with either landlord or tenant able to terminate at one months notice.

RENT

Rental amounts are as shown above. The amounts shown also include some service charges. These charges include heating, lighting, repairs and cleaning to all common passages and toilets within the Centre, and costs relating to the on site caretaker.

ENERGY PERFORMANCE CERTIFICATION

The centre has an overall D rating.

LEGAL TERMS

There are no legal costs associated with the informal occupation agreement.

ENTRY

Immediate entry is available.

CONTACT

Enquiries can be made to :

Ian Dewar

West Dunbartonshire Council

Housing, Environmental and Economic Development

Estates Section, Council Offices

Garshake Road, Dumbarton, G82 3PUTel: 01389 737201

Email: ian.dewar@west-dunbarton.gov.uk

IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contact.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
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4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.



West Dunbartonshire Council Title : Leven Valley Enterprise Centre Castlehill Road Dumbarton G82 5BN

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